This is a digitally signed Gazette, to verify click here.
https://rajpatra.hp.gov.in

राजपत्र, हिमाचल प्रदेश

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

शुक्रवार, 06 मार्च, 2026 / 15 फाल्गुन, 1947

हिमाचल प्रदेश सरकार

TOWN AND COUNTRY PLANNING DEPARTMENT

NOTIFICATION

Shimla-171002, the 27th February, 2026

No. TCP-A(3)-2/2025.— WHEREAS, the draft notification to carry out amendments in the Himachal Pradesh Town and Country Planning Rules, 2014, was notified *vide* this Department

notification of even number dated 07th January, 2026 and published in the Rajpatra (e-Gazette), Himachal Pradesh dated 15th January, 2026 for inviting objection(s) and suggestion(s) from the person(s) likely to be affected thereby within a period of thirty days from the date of publication of the said notification in the Rajpatra (e-gazette) Himachal Pradesh;

AND WHEREAS, no objection(s)/suggestion(s) received in this behalf within the stipulated period by the Government;

NOW THEREFORE, in exercise of the powers conferred by Section 87 of the Act, 1977 (Act No. 12 of 1977), the Governor, Himachal Pradesh is pleased to make the following rules further to amend the Himachal Pradesh Town and Country Planning Rules, 2014 notified *vide* this Department Notification No. TCP-A (3)-1/2014-I dated 1st December, 2014 and published in the Rajpatra (e-Gazette), Himachal Pradesh on 01st December, 2014, namely:—

1. Short title.— (i) These rules may be called the Himachal Pradesh Town and Country Planning (Seventeenth Amendment) Rules, 2026.

(ii) These rules shall come into effect from the date of its publication in the Rajpatra (e-Gazette), Himachal Pradesh.

2. Amendment of rule 13 and 14.—In Rule 13 and 14 of the Himachal Pradesh Town and Country Planning Rules, 2014 (hereinafter referred to as the 'said rules') for the words and sign "Appendix-1 to 9," the words and sign "Appendix-1 to 9 and Appendix-11," shall be substituted, respectively.

3. Amendment of Appendix-1.—In Appendix-1 of the Himachal Pradesh Town and Country Planning Rules, 2014, in serial number III General Regulations, after Regulation 34, following new Regulation shall be inserted, namely:—

"35. **Electric Vehicle Charging point:**

For all commercial, public & semi public buildings and Real Estate Projects, the electric vehicle charging point shall be made as per provisions in the Amendments in Model Building Bye-Laws, (MBBL - 2016) for Electric Vehicle Charging Infrastructure (amended from time to time)".

4. Insertion of Appendix-11.—After Appendix-10 of the said rules, the following new Appendix-11 shall be inserted, namely:—

"**APPENDIX 11**

(*See* rules 13 and 14)

RULES AND REGULATIONS FOR ERECTION OF HIMACHAL PRADESH ENERGY CONSERVATION BUILDING CODE COMPLIANT BUILDING

1. Applicability:

The Himachal Pradesh Energy Conservation Building Code (HPECBC) and Rules, 2018, notified by MPP & Power Department shall be applicable in all the Planning Areas and Special Areas in the State of Himachal Pradesh subject to the condition that said Rule & regulations shall only be applicable for following types of building having total Built-up Area of 750 M^2 or more as per Himachal Pradesh Energy Conservation Building Code (HPECBC) and Rules 2018. All the requirements mentioned in the aforesaid Rules shall be mandatory to be submitted by the applicant during approval process. The required reference documents (HPECBC & Rules 2018) for the erection of Himachal Pradesh Energy Conservation Building Code compliant building is available on the official website of Directorate of Energy, Government of Himachal Pradesh (https://doehimachal.nic.in/) namely:—

(a) Hospitality.—Any building in which sleeping accommodation is provided For commercial purposes, except any building classified under Health Care. Buildings and structures under Hospitality shall include the following:

(i) No-star Hotels– like Lodging-houses, dormitories, no-star hotels/motels
(ii) Resort
(iii) Star Hotel

(b) Health Care.—Any building or part thereof, which is used for purposes such as medical or other treatment or care of persons suffering from physical or mental illness, disease, or infirmity; care of infants, convalescents, or aged persons, and for penal or correctional detention in which the liberty of the inmates is restricted. Health Care buildings ordinarily provide sleeping accommodation for the occupants. Buildings and structures like hospitals, sanatoria, out-patient healthcare, laboratories, research establishments, and test houses are included under this type.

(c) Assembly.—Any building or part of a building, where number of persons Congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. Buildings like theatres or motion picture halls, gathering halls, and transport buildings like airports, railway stations, bus stations, and underground and elevated mass rapid transit system are included in this group.

(d) Business.—Any building or part thereof which is used for transaction of business, For keeping of accounts and records and similar purposes, professional establishments, and service facilities. There are two subcategories under Business – Daytime Business and 24-hour Business. Unless otherwise mentioned, Business buildings shall include both Daytime and 24-hour subcategories.

(e) Educational.—Any building used for schools, colleges, universities, and other Training institutions for day-care purposes involving assembly for instruction, education, or recreation for students. If residential accommodation is provided in the schools, colleges, or universities or coaching/ training institution, that portion of occupancy shall be classified as a No-star Hotel. Buildings and structures under Educational shall include following types:

i. Schools
ii. Colleges
iii. Universities
iv. Training Institutions

(f) Shopping Complex: Any building or part thereof, which is used as shops, stores, market, for display and sale of merchandise, either wholesale or retail. Buildings like

shopping malls, stand-alone retails, open gallery malls, super markets, or hyper markets are included in this type.

(g) Mixed-use Building: In a mixed-use building, each commercial part of a building must be classified separately, and –

i. If a part of the mixed-use building has different classification and is less than 10% of the total above grade floor area, the mixed-use building shall show compliance based on the building sub-classification having higher percentage of above grade floor area.

ii. If a part of the mixed-use building has different classification and one or more sub classification is more than 10% of the total above grade floor area, the compliance requirements for each sub-classification, having area more than 10% of above grade floor area of a mixed-use building shall be determined by the requirements for the respective building classification in Section 4 to Section 7 of the Himachal Pradesh Energy Conservation Building Code (HPECBC)-2018.

Any building which does not fall under any of the categories defined above shall be classified in a category mentioned above that best describes the function of the building.

2. Procedure for the erection of ECBC compliant building shall as per the Rules and Form prescribe in the Himachal Pradesh Energy Conservation Building Code (HP ECBC) and Rules 2018:

1. Applicant /Owner/Developer will engage Bureau of Energy Efficiency (BEE) Empanelled Energy Auditor for ECBC compliance verification. Detail/ List of Empanelled Energy Auditor will be available on the portal of Bureau of Energy Efficiency *i.e.* **www.beeindia.gov.in. The Director of Energy will also register/ empanel Energy Auditor for ECBC compliance verification separately in view of unique geographic and climatic conditions pose distinct challenges in energy management in H.P. State.**

2. Applicant /Owner/Developer submits project design/drawings to Empanelled Energy Auditor for ECBC compliance verification certificate.

3. If design is compliant then Applicant /Owner/Developer will submit application for building construction permit to Competent Authority along with Empanelled Energy Auditor's compliance certificate**[Form-I, Form-II and III].**

4. If design is not compliant then Empanelled Energy Auditor will intimate Applicant /Owner/Developer for project design rectification to become ECBC compliant.

5. Competent Authority after verification of ECBC compliance **[Form-II & III]** from Empanelled Energy Auditor to issues permission of building construction to Applicant /Owner/Developer.

6. Applicant /Owner/Developer will give intimation of start of construction work to Competent Authority **[Form-VI].**

7. At construction stage, Empanelled Energy Auditor will review project design and issue compliance certificate under intimation of Competent Authority **[Form-VII].**

8. Empanelled Energy Auditor to notify Applicant /Owner/Developer about the shortcoming/variation in construction from design stage **[Form-VIII].**

9. Applicant /Owner/Developer will submit construction completion certificate to Competent Authority alongwith **[Form-VII]** and **[Form-X]** issued by Empanelled Energy Auditor in **[Form-IX].**

10. Competent Authority upon verification of **[Form X]** will issue occupancy certificate* to owner in **[Form-XII].**

Note.—

1. Competent Authority (Municipal Corporation/ Council, Town and Country Planning Department and any other Authority).

2. Occupancy Certificate* is issued based on the condition that the owner through the Empanelled Energy Auditors shall submit to the State designed agency, an energy performance index report as per Form XIII of the Himachal Pradesh Energy Conservation Building Code under intimation to Bureau for two consecutive years after the building has been fully operational, along with other specified conditions.

3. Incentive FAR:

1. In case owner(s) of the property desire to procure green building ratings from any of the rating bodies such as (IGBC/GRIHA/ASSOCHAM GEM), * an incentive of 0.25 additional FAR without paying additional fee shall be granted to such projects as are certified with under mentioned ratings:

   (a) Buildings granted Gold/Platinum rating by IGBC or;
   (b) Buildings granted 4/5 star rating by GRIHA or;
   (c) Buildings granted 4/5 Gem rating by ASSOCHAM GEM.

   * **IGBC**- Indian Green Building Council, **GRIHA**-Green Rating for Integrated Habita Assessment, **ASSOCHAM GEM-** Associated Chambers of Commerce and Industry of India,

2. Sanction of building plan for construction of "Green Building" and grant of additional FAR shall be allowed on the basis of pre- certification by the authorized green rating agencies.

3. Final completion certificate shall be issued by the competent authority after award of "Final Rating Certificate" from the authorized rating agency.

4. In case of non-compliance of the "Green Building Code" requirements and if the applicant fails to obtain required rating certification, the additional FAR shall be compounded at the rate of 10 times the normal building planning permission fee.

By order,

SANJAY GUPTA,
Chief Secretary.

TOWN AND COUNTRY PLANNING DEPARTMENT

NOTIFICATION

Shimla-171002, the 27th February,2026

No. TCP-A(3)-2/2021.— WHEREAS, the draft notification to carry out amendments in the Himachal Pradesh Town and Country Planning Rules, 2014, was notified *vide* this Department notification of even number dated 06th January, 2026 and published in the Rajpatra (e-Gazette), Himachal Pradesh dated 15th January, 2026 for inviting objection(s) and suggestion(s) from the person(s) likely to be affected thereby within a period of thirty days from the date of publication of the said notification in the Rajpatra (e-gazette) Himachal Pradesh;

AND WHEREAS, no objection(s)/suggestion(s) received in this behalf within the stipulated period by the Government;

NOW THEREFORE, in exercise of the powers conferred by section 87 of the Act, 1977 (Act No. 12 of 1977), the Governor, Himachal Pradesh is pleased to make the following rules further to amend the Himachal Pradesh Town and Country Planning Rules, 2014 notified *vide* this Department Notification No. TCP-A (3)-1/2014-I dated 1st December, 2014 and published in the Rajpatra (e-Gazette), Himachal Pradesh on 01st December, 2014, namely:—

1. Short title.—(i) These rules may be called the Himachal Pradesh Town and Country Planning (Eighteenth Amendment) Rules, 2026.

(ii) These rules shall come into effect from the date of its publication in the Rajpatra (e-Gazette), Himachal Pradesh.

2. Amendment in Rule 16.—In Rule 16 of the Himachal Pradesh Town and Country Planning Rules, 2014 (hereinafter referred to as the 'said rules') after sub rule (6), the new sub rule (7) shall be inserted, namely:—

"**(7)** The fee for availing Premium FAR (Floor Area Ratio) in Real Estate Projects use shall be as specified below:

Sl. No.	Premium FAR	Charges/ fee for Premium FAR (for case under Appendix -7)
1	2	3
1.	Upto 0.25	@ ₹ 3000 per Sq mtr. of built Area
2.	Above 0.25 to 0.50	@ ₹ 5000 per Sq mtr. of built Area
3.	Above 0.50 to 0.75	@ ₹ 7000 per Sq mtr. of built Area

Conditions for availing Premium FAR:

1. On already constructed and completed Real Estate Projects:

   (a) It shall not be applicable to the projects which have already attained finality and Completion Certificate for the same has already been issued.

2. On under construction/partly constructed/partly completed Real Estate Projects:

(a) It shall not be applicable to the blocks/part of the concerned project for which Completion Certificate has already been issued or rest of the blocks of the project which are under construction and are partly completed. However, it shall be applicable to blocks/part of the project for which construction has not been started.

3. On new/proposed Real Estate Projects:

(a) Owners/developers will have the option for purchasing additional FAR alongwith the initial development/construction plan subject to the other livable conditions being fulfilled.

(b) FAR for New/proposed projects would be capped at the maximum Limit of (Base FAR+ Premium FAR); provided the overall vertical limitations of the Himachal Pradesh Town and Country Planning Rules, 2014 (Appendix-7) are not breached.

4. General Limitations upon applications:

(a) The premium FAR is purely an enabling provision; it cannot be availed by any person as a matter of right.

(b) The premium FAR shall not be used as a tool to regularize un-authorized structure(s)."

By order,

SANJAY GUPTA,
Chief Secretary.

OFFICE OF THE MUNICIPAL CORPORATION MANDI

BYE LAWS FOR GRANT OF TRADE LICENSE FOR USE OF PREMISES AND STORAGE OF ARTICLES IN A PREMISES

NOTIFICATION

Dated, the 3rd March, 2026

MC. MND-CSP-TL- 2285

1. Short title, extent and commencement.—(i) These Bye-Laws may be called **The Grant of Trade License for Use of Premises and Storage of Articles in a Premises Bye-Laws, 2025, Mandi Municipal Corporation.**

(ii) These Bye-Laws shall come into force from the date of their publication in the Official Gazette.

(iii) These Bye Laws shall apply to all shops/premises falling within the Municipal limits of this Corporation which may not be used without license for the purpose specified in Section 324 of chapter XVIII and 1st schedule of the Himachal Pradesh Municipal Corporation Act, 1994 as per Annexure I and Annexure II for storage of any Article within the municipal limits.

2. Definitions.—In these Bye-Laws, unless the context otherwise requires:—

(a) "Act" means the Himachal Pradesh Municipal Corporation Act, 1994, (Act No. 12 of 1994).

(b) "Authorized Officer" means Commissioner or any other Officer specifically authorized by the Commissioner, Municipal Corporation, Mandi.

(c) "Inspector" means Sanitary Inspector or any other Official of the Municipal Corporation duly authorized by the Commissioner.

(d) "License" means a written permission granted by the Commissioner or any other official/Officer duly authorized by the Commissioner in favour of the person, owner & occupier of a premises for sale/storage of articles specified in Annexure I & II of these Bye-Laws.

(e) "Licensing Officer" means Commissioner or any other officer duly authorized by the Commissioner to grant/renew License under the provisions of these Bye-Laws.

(f) "Premises", means any shop/store/place where the articles specified in Annexure I & II are kept for sale/storage in the godown/premises.

(g) "Small Scale Business/Trade" means premises covering maximum area of 50sq.ft, "Medium Scale Business/Trade" means premises covering area of 50-200 Sq. ft to 100 sq. ft. and "large Scale Business/Trade" means premises covering area of more than 200 Sq. ft.

(h) "Shopkeeper" means any person running and managing the affairs of the shop/premises/place including its owner/occupier, but shall not include a trespasser.

(i) The words and expression not defined under these Bye-Laws shall have the same meaning or sense as are defined in Himachal Pradesh Municipal Corporation Act, 1994.

3. Procedure for obtaining License.—(a) Any person who wants to operate/run any business/trade as specified in Annexure I and/ or store any article as specified in Annexure II within the areas of the Municipal Corporation, Mandi shall apply for license on prescribed Form A to the Commissioner, Municipal Corporation Mandi. In case of violation of this provision, penalty as prescribed under these Bye Laws shall be imposed.

(b) Period of License— (1) The License shall be issued for a period maximum up to five years *w.e.f.* 1st of April to 31st of March at a time and the License shall automatically come to an end on 31st day of March after completion of every five years.

4. Renewal of License.—(i) The License shall be renewed automatically after expiry of the period of license on deposit of requisite/prescribed license fee by the applicant. The license shall be renewed without any late fee and extra document within one month after expiry of license. The license shall be renewed with penalty of 50% of license fee within next one month and after that period the license shall not be renewed. In such case a fresh Trade license shall be required to be issued.

(ii) No document is required to be submitted for renewal of License

5. Transfer of License.—(i) The license issued under the Bye-Laws shall not be transferred in the name of any person except in case of the death of original licensee wherein it shall be made/ transferred in the name of the legal heirs only for the validity period of license on production of supporting documents and shall be decided by the Commissioner keeping in view the circumstances of the case.

(ii) The licensee shall provide information to the Commissioner for winding up of his business under such license.

6. License Fee.—(i) The license fee for grant of license shall be decided by the Commissioner from time to time. However, the fee will be calculated on annual license fee rate multiplied by number of years the license is requested by the applicant. The fee shall be charged in the following manner:—

Sl. No.	Scale of business	License period	
		Yearly	5yearly
1.	Small scale business/trade	100/-	500/-
2.	Medium business/trade	500/-	2500/-
3.	Large scale business/trade	1000/-	5000/-

In the fairs, fee shall be charged on the following rates: —

(a) Small Shop Rs. 50/- Per Day

(b) Medium Shop Rs. 500/-Per Day

(c) Large Shop Rs. 700/-Per Day

Explanation.—A shop covering an area upto 6 square meters shall be deemed to be a small shop.

(ii) Fee structure for permission for Shooting of the Films/Documentaries in M.C. area:—

Big budget Films/Movies	**Medium budget Films/Movies**	**Low budget Films/Movies/T.V. Serials/Musical Albums/Advertisements**
(Films above Rs. 75.00 Crores)	(Films above Rs. 5.00 Crores upto Rs.75.00 Crores)	(Films upto Rs. 5.00 Crores)
Rs.70,000/-per day	Rs.30,000/-per day	Rs.15,000/-per day

7. Conditions for grant of license.—(i) The License shall not be valid for any other purpose, except for the items/articles for which it is granted under these Bye-Laws.

(ii) The permission shall, unless specified otherwise in the license, be valid in the entire Municipal Corporation limits, subject to such conditions as may be imposed by the Commissioner.

(iii) The owner/occupier of the premises shall have to produce the license before the inspector or the licensing officer at any point of time as may be demanded/ordered by them.

(iv) The Commissioner shall have a right to impose or alter any of conditions in the license as may be deemed fit by him/her under the provisions of Chapter XVIII of the Himachal Pradesh Municipal Corporation Act,1994.

(v) The applicant shall submit a self-declaration regarding information submitted by him/her about the premises to be used for business/trade *viz.* type of business, area, approval of map and nature of property *i.e.* commercial or domestic etc. to be true to the best of his knowledge and belief.

(vi) The licensee shall maintain proper record of the articles kept for sale or storage in the premises as may be required by the Licensing Officer. Further the licensee shall comply with all the directions and instructions issued to him by the Commissioner or the Licensing Officer from time to time.

(vii) The licensee will ensure timely payment of Municipal dues

(viii) Time period for issue of License: The license shall be issued as per the time lines notified/specified for this service under Public Service Guarantee Act, 2011.

8. Denial of license.—(1)The license shall not be granted;

(a) to a person suffering from any contagious diseases

(b) to a person convicted for unlawful sale or storage of any articles mentioned in Chapter XVIII of the Himachal Pradesh Municipal Corporation Act, 1994

(c) to a person who has been found to have habitually committed the breach of these Bye-Laws or the terms of the license.

(d) to a person not below the age of 18 years

(2) (a) Subject to Bye-Laws 9(1), license to any person, who applies online to the Commissioner or Licensing Officer in this behalf and tenders the prescribed fee shall be granted by that officer, unless for reasons to be recorded in writing by him.

(b) The Licensee shall be liable to pay transfer charges @ Rs. 1000/- per license at the time of effecting transfer of License.

(c) The licensee shall abide by the terms and conditions of the license and the license shall be displayed at the convenient/conspicuous place/reception of the premises.

(d) The Inspector or inspecting staff concerned shall have a right to enter and inspect

the premises and the licensee shall provide necessary assistance to the inspecting staff at the time of inspection of licensed premises.

(e) The licensee shall not make any encroachment/overhanging projection on public streets and Municipal drains in any manner.

9. Offences and penalties. —

(i) In addition to the penalty as provided under Himachal Pradesh Municipal Corporation Act, 1994, any person in possession of the premises found violating any of the provisions of these Bye- Laws shall in the first instance be liable for suspension of license for a period of one week and for repetition of the same violation within two years be liable for penalty as prescribed under the second schedule of the Municipal Corporation Act, 1994.

(ii) If the information submitted by the applicant under self-declaration is found to be false, he/she shall be liable for the penalty of ten times of the license fee and his/ her license will be cancelled.

(iii) In case of repeated violation, the concerned person, owner or occupier, as the case maybe shall be liable for cancellation/withdrawal of License which can only be restored on receiving written undertaking accompanied by surety from the person violating these Bye-laws subject to the satisfaction of the Commissioner.

By order,
Commissioner,
Municipal Corporation, Mandi,
Distt. Mandi(H.P.).

ANNEXURE-I

Purposes to which premises may not be used without a license:

1. Banking
2. Cinematograph films, shooting of
3. Cinematograph film by any process whatsoever, Treating of
4. Chilies or masala or r seeds, Grinding of by mechanical means
5. Cloth, Yarn or leather in indigo or in other colors, Dyeing or printing of
6. Cloth, or yarn Bleaching
7. Keeping of an eating house or a catering establishment. Grain, Parching
8. Ground nut seeds, tamarind seeds or any other seeds, Parching
9. Keeping of hair dressing saloon or a barber's shop
10. Hides or skins, whether raw or dried Tanning, pressing or packing
11. Keeping a laundry shop
12. Leather goods, manufacturing or by mechanical means
13. Keeping of a Litho Press
14. Keeping of a lodging house
15. Metal Casting
16. Precious metals, refining of or recovering of them from embroideries
17. Keeping of a Printing Press
18. Keeping a sweetmeats shop except in premises already licensed as an eating house

19. Keeping a tailoring shop
20. Keeping a tailoring shop
21. Carrying on the trade or business of or any operation connected with the trade of

(i) Auto car or auto cycle servicing or repairing.
(ii) Blacksmith
(iii) Coppersmith
(iv) Electroplating
(v) Glass beveling
(vi) Glass cutting
(vii) Glass polishing
(viii) Goldsmith
(ix) Marble cutting, grinding, dressing or polishing
(x) Metal (ferrous or non-ferrous or antimony but excluding precious metal cutting or treating metal by harmoring drilling, pressing, filling, polishing, heating or by any other process whatever or assembling parts of metal.
(xi) Photography-Studio
(xii) Radio (wireless receiving set) selling, repairing, servicing or manufacturing
(xiii) Silversmith
(xiv) Spinning or weaving cotton silk, art silk, or jute or wool with the aid of power
(xv) Stone grinding, cutting, dressing or polishing
(xvi) Timber or wood sawing or cutting, by mechanical or electric power
(xvii) Tinsmith
(xviii) Washer man's trade
(xix) Welding of metal by electric, gas or any process whatsoever

22. Manufacturing, parching, packing, pressing, cleaning, cleansing, boiling, molting, grinding or preparing by any process whatever any of the following articles:—

(i) Aerated waters
(ii) Bakelite goods
(iii) Bid is (indigenous cigarettes) snuff, cigars or cigarettes
(iv) Bitumen
(v) Blasting powder
(vi) Bones
(vii) Bricks or tiles by hand power
(viii) Bricks or tiles by mechanical power
(ix) Brushes
(x) Candles
(xi) Catgut
(xii) Celluloid or celluloid goods
(xiii) Cement concrete designs or models
(xiv) Charcoal
(xv) Chemicals
(xvi) Cinematograph films stripping in connection with any trade
(xvii) Cosmetics or toilet goods
(xviii) Cotton, cotton refuse, cotton waste, cotton yarn, silk, silk yarn, silk inclusive of waste yarn, art silk, art silk waste, art silk yarn, wool or woolen refuse or waste.
(xix) Cotton seeds
(xx) Dammar
(xxi) Dynamite
(xxii) Fat

(xxiii) Fireworks
(xxiv) Flax
(xxv) Ink for printing, writing, stamping etc.
(xxvi) Gas
(xxvii) Ghee
(xxviii) Glass or glass articles
(xxix) Gunpowder
(xxx) Hemp
(xxxi) Ice (including dry Ice)
(xxxii) Insecticide or disinfectants
(xxxiii) Leather, cloth or rexin cloth or water proof cloth
(xxxiv) Lime
(xxxv) Linseed oil
(xxxvi) Matches for lighting (including Bengal matches)
(xxxvii) Mattresses and pillows
(xxxviii) Offal
(xxxix) Oil-cloth
(xl) Oil other than petroleum (either by mechanical power or by hand power or ghani driven by bullock or any other animal).
(xli) Pharmaceutical or medical products
(xlii) Rubber or rubber goods
(xliii) Paints
(xliv) Paper or cardboard
(xlv) Pickers from hides
(xlvi) Pitch
(xlvii) Plastic goods
(xlviii) Pottery by hand power
(xlix) Pottery by mechanical or any power other than hand power
(l) Sanitary-ware or china-ware
(li) Soap
(lii) Sugar
(liii) Sweetmeat and confectionery goods
(liv) Tallow
(lv) Tar
(lvi) Varnishes
(lvii) Wooden furniture, boxes, barrels, khokas or other articles of wood or of plywood or of sandal wood.

ANNEXURE– II

ARTICLE WHICH MAY NOT BE STORED IN ANY PREMISES WITHOUT A LICENCE

1. Asafootida
2. Ashes
3. Bamboos
4. Bidi or Bidi leaves
5. Blasting powder
6. Blood

7. Bones, bone meal or bone powder
8. Camphor
9. Carbide of calcium
10. Cardboard
11. Celluloid or celluloid goods
12. Cement
13. Charcoal
14. Chemical liquid
15. Chemicals, non-liquid
16. Chilies
17. Chlorate mixture
18. Cinematograph films-non-inflammable or acetate or safety base
19. Cloth in pressed bales or boras
20. Cloth or clothes of cotton, wool, silk, art silk etc.
21. Coal
22. Coconut fiber
23. Coke
24. Compound gas, such as oxygen gas, hydrogen gas, nitrogen gas, carbon dioxide gas, sulphur dioxide gas, chlorine gas, acetyalom gas etc.
25. Copra
26. Cosmetics and toilet needs
27. Cotton including kahok, surgical cotton and silky cotton
28. Cotton refuse or waste or cotton yarn refuse or waste
29. Cottonseed
30. Detonator
31. Dry leaves
32. Dynamite
33. Explosive paint such as nitrocellulose paint, lacquer paint, enamel paint etc.
34. Fat
35. Felt
36. Fins
37. Fire wood
38. Fire-works
39. Fish (dried)
40. Flax
41. Fulminate
42. Fulminate of mercury
43. Fulminate of silver
44. Golatino
45. Golignite
46. Grass
47. Gun-cotton
48. Gun-powder
49. Gunny Bags
50. Hair
51. Hay or fodder
52. Hemp
53. Hessian cloth (gunny bag cloth)
54. Hides (dried)
55. Hides (raw)
56. Hoofs
57. Horns

58. Incense or saas
59. Jute
60. Khokas, boxes, barrels, furniture or any other article of wood
61. Lacquer
62. Leather, leather cloth, raxine cloth and water proof cloth
63. Matches for lighting (including Bengal matches)
64. Mathylated spirit, denatured spirit or French polish
65. Nitro-cellulose
66. Nitro-compound
67. Nitro-glycerine
68. Nitro-mixture
69. Offal
70. Oil, other than petroleum
71. Oil seeds including almonds, but excluding cotton-seeds
72. Old paper or waste paper including old newspapers ,periodicals magazines, etc.
73. Packing stuff (papercutting)
74. Paints
75. Paper other than old paper in pressed bales or loose or in reams
76. Petroleum, other than dangerous petroleum, as defined in the Petroleum Act, 1934
77. Phosphorous
78. Pharmaceutical or medical goods
79. Photostat, cyclostyling, typing and printing machines
80. Plastic or Plastic goods
81. Plywood
82. Rags, including small pieces or cutting of cloth, hessian cloth, gunny bag cloth, silk, art silk or woolen cloth.
83. Resin or dammer Battar otherwise known as Ral
84. Rubber and rubber goods
85. Safety fuses, fig signals, cartridges etc.
86. Saltpeter
87. Sandalwood
88. Sanitary-ware, hardware and other articles made of iron, iron-sheets, pipes, iron angles and G.I. Pipes.
89. Shoes including leather, PVC Canvas rubber and plastic shoes
90. Silk waste or silk yarn waste, art silk waste or art silk yarn waste
91. Sisal fiber
92. Skins (raw or dried)
93. Straw
94. Sulphur
95. Tallow
96. Tar, ditch, dammor or bitumen
97. Tarphlin
98. Thinner
99. Timber
100. Turpentine, Utensils, crockery, China and earthen ware, aluminium ware, stainless steel and iron goods.
101. Varnish
102. Wool (raw)
103. Yarn other than waste yarn

FORM-A/प्रपत्र - अ

Application Form for Trade License/व्यवसाय लाईसेस के लिए आवेदन पत्र
(under H.P. Municipal Act, 1994/हि0प्र0 नगर निगम अधिनियम 1994 के तहत)

1.	**Applicant information/**आवेदक का ब्योरा**:**	
	Name/नाम:	
	Father/Husband Nameपिता / पति का नाम:	
	Pan Card No./पैन कार्ड नं 0:	
	Aadhar No./आधार नं0:	
2.	**Applicant Residential Address/**आवेदक का स्थायी पता**:**	
	Building Name/Number/मकान का नाम:	
	Street Name/गली का नाम:	
	District/जिला :	
	City/"शहर :	
	Pin/पिन:	
3.	**Applicant contact details/**आवेदक के संपर्क का विवरण :	
	Email/ईमेल:	
	Mobile No./मोबाइल नं :	
4.	**Trade Address (where applicant want to start business)/** व्यवसाय का पता (जहां आवेदक व्यवसाय शुरू करना चाहते है)**:**	
	Building name/number/इमारत का नाम/ नं :	
	Street Name/गली का नाम:	
	Ward No./वार्ड नं :	
	Ward Name/वार्ड का नाम:	
	Name of ULB/शहरी स्थानीय निकाय का नाम:	
	District/जिला:	
	Pin/पिन:	
5.	**Trade Contact Details/**व्यवसाय संपर्क सूचना**:**	
	Email/ईमेल::	
	Mobile No./मोबाइल नं :	
6.	**Trade Category/**व्यवसाय वर्ग :	
	(Annexure-Iand Annexure-II)/ (अनुबंध-I तथा अनुबंध-II)	
7.	**Nature of Business/**व्यवसाय का प्रकार/ किस्म	
	Business details (Brief description)/व्यवसाय का विवरण (संक्षिप्त विवरण):	

	No. of Year (s) license is required (Max. 15 years/लाईसेस कि अवधि (अधिकतम 15 वर्ष):	
	Whether Map is approved (Yes/No)/नक्शा स्वीकृति (हाँ /ना) :	
	If yes, map approved as (Residential or Commercial)/यदि हाँ, नक्शा स्वीकृति (आवासीय / व्यावसायिक):	
8.	**Business/Trade Registration No**./व्यापार/ व्यवसाय रजिस्ट्रेशन नं. :	

Declaration/घोषणा पत्र:

I,_____s/o,d/o,w/o_____residentof_____ _____मै_____पुत्र/पुत्री/पत्नी_____ निवासी_____do hereby solemnly affirm and declare that the information submitted by me for/इस बात कि पूरी तरह से पुष्टि करता/ करती हूँ तथा घोषित करता/करती हूँ कि व्यवसाय लाईसेस प्रपट करने acquiring Trade License is true and correct to the Best of my knowledge and belief/के लिए मेरे द्वारा प्रस्तुत की ज्ञी जानकारी मेरे ज्ञान और विश्वास के अनुसार सही है।

If any information submitted by me is found incorrect / misleading at any stage, then/I will be liable for legal action.

यदि मेरे द्वारा दी गयी सूचना किसी भी स्तर पर गलत या भ्रमिक पायी गयी, तो मै कानूनी कार्यवाही के लिए उत्तर दाई हुंगा/हौंगी

(Signature of the Applicant)

(आवेदक के हस्ताक्षर)

_____

Form for Renewal of Trade License

Existing License No.		
Name of Licensee		
Nature of Business/Trade		
Date of Issue		
Date of Expiry		
Period of Renewal of license		

Form for Transfer of License

Existing License No.		
Name of original Licensee		
Nature of Business/Trade		
Date of death of original licensee		
Name of applicant to whom license to be transferred		
Period of Renewal of license		
Detail of attached supporting documents		

Information to be provided for winding up of Business/Trade

I,_____s/d/o ____resident of_____ hereby inform in advance that I shall be winding up my Business/trade registered under registration No._____ and trade license No. with effect from_____.

Signature of applicant.

OFFICE OF MUNICIPAL CORPORATION MANDI
कार्यालय नगर निगम मंडी
DISTRICT MANDI, HIMACHAL PRADESH.
जिला मण्डी, हिमाचल प्रदेश

TRADE LICENSE
व्यवसाय लाइसेंस

LICENSE NO……
लाइसेंस संख्या

DATED:
दिनांक:

This Trade License is being issued by the Municipal Corporation Mandi, यह व्यवसाय लाइसेंस नगर निगम मण्डी जिला District Mandi (H.P.) under Section 324 of Chapter XVIII of the Himachal Pradesh Municipal Corporation Act, 1994 in favour of Sh./Ms./Smt.……s/o, d/o, h/o, w/o Sh.....के अंतर्गत श्री/कुमारी/श्रीमती .....सुपुत्र/सुपुत्री/पति/पत्नी_____to run/store _____ Trade under following conditions:—
को_____व्यवसाय करने हेतु निम्न शर्तों पर जारी किया जा रहा है :—

i. This license will be valid for_____period.

इस लाइसेंस की अवधि_____वर्ष तक मान्य होगी।

ii. The licensee shall have to produce this license before authorized inspection officer/इस लाईसेस को लाईसेस निरीक्षण हेतु अधिकृत किए गए नगर निगम Official by Municipal Corporation Mandi for inspection.
अधिकारी/कर्मचारी को प्रस्तुत करना होगा

iii. If licensee wants to wind-up his/her trade/business, he/she shall give this information नयदि कोई भी व्यक्ति अपना कारोबार बंद करना चाहता है तो इसकी सूचना तुरंत immediately prior to such wind-up.
नगर निगम को दें।

The license issued shall only be valid for Trade/Storage of articles listed as यह प्रमाण-पत्र केवल Bye-Laws में सम्मिलित अनुबंध-I एवं II में दशयि गए Annexure-I and II in the Bye-Laws.
व्यवसाय / संग्रह मदों के लिए मान्य होगा।

Sd/-
Commissioner,
Municipal Corporation Mandi,
Distt.Mandi(H.P.).

MUNICIPAL CORPORATION MANDI

PROPERTY TAXATION (AMENDMENT) BYE-LAWS, 2024

Mandi, the 12th August, 2025

UD-MC-MND H.TAX-1/2025 -3926-28,

CONTENTS:

1. Short title and commencement
2. Amendment of Section 22
3. Amendment of Section 23
4. Amendment of Section 24
5. Amendment of Section 25
6. Amendment of Section 26
7. Amendment of Section 27
8. Amendment of Section 28
9. Insertion of Section 29
10. Insertion of Section 30
11. Insertion of Section 31
12. Amendment of Terms & Condition :
13. Ommission of Terms & Condition :
14. Amendment of Form-E :—

1. Short title and commencement :—(i) These Bye-Laws may be called the **Municipal Corporation Mandi (Property Taxation) (Amendment) Bye-Laws,2024.**

2. Amendment of Section 22.—For Section 22 of the Bye-Laws, 2022 the following section shall be substituted ,namely :—

"22. Determination of rateable value of lands and buildings assessable to Taxes:—For the purpose of clause (c) of Section 88 of the Act, the location Factor, Characteristic and its values shall be as under:—

Factors for calculating Rateable value of Mandi town proposed as follows:—There are five factors which are relevant for determination of rateable value of lands & Buildings of Mandi Town as follows:—

F1. Location factor(A,B,C,D)
F2. Structure factor (Pucca ,kuchha,Semi pucca)
F3. Age factor (Age of Building)
F4. Occupancy factor (self /Rented)
F5. Use factor (Use of Building i.e. commercial /Residential)

Location factor:— Zoning of Mandi town proposed as follows:—

Zone A @ 4.50 (Value ` per square meter)

Zone B @ 4 (Value ` per square meter)

Zone C @ 3 (Value ` per square meter)

Zone D @ 2.50 (Value ` per square meter)

List of colonies /localities/area indicating zones for determination of rateable value for old municipal Corporation area		
Sl.No.	**Colony/Area /Ward /Road**	**Category**
1.	N.H. main road from petrol pump Jawahar nagar upto Vicotria bridge	**B**
2.	Victoria bridge N.H. throughout Purani Mandi upto Bhiuli Bridge Mandi	**B**
3.	Main N.H. from Brigadier house to via Paddle through Bus stand upto old suketi bridge.	**B**
4.	From Pullgharat to Maha-mritunjaya mandir	**B**
5.	From Maha-mritunjaya Mandir to Gandhi Chowk via Azad dry cleaner (Around Indira Market).	**A**
6.	From Gandhi chowk to Urinal at Moti bazaar	**A**
7.	From Urinal at Moti bazaar to Victoria bridge through Govt. Girls. Sen. Sec. School.	**B**
8.	From Gandhi Chowk to Skodi bridge through Boys School	**A**
9.	From Skodi bridge to Zonal hospital	**B**
10.	From Skodi bridge to Binsu Nala	**B**
11.	From Binsunala to Sahibinithala	**C**
12.	From zonal Hospital to Bari till Raghunathkapathar	**C**
13.	From Bhootnath bazaar *i.e.* from Chohatta upto Victoria bridge	**A**
14.	From Chanderlok street *i.e.* from chohatta upto Bhadrakali Temple	**A**
15.	Post office road from Chohatta up to Bhadrakali temple	**B**
16.	Mahazan Bazaar towards Moti bazaar Urinal through Shera tea stall to chohatta bazaar.	**B**

Sl. No.	Details of Mohals for old Municipal Corporation area	Category
1.	Nela Mohal except properties covered earlier in category A and B	**C**
2.	Kangani Mohal except properties covered earlier in category A & B	**C**
3.	Bhiuli Mohal except properties covered earlier in category A & B	**C**
4.	Sain Mohal except properites covered earlier in category A & B	**C**
5.	Bhagwan Mohalla except properties covered earlier in category A & B	**C**
6.	Suhra Mohalla (UP Colony/colony skodikhad) properties covered earlier in category A & B.	**C**
7.	Darmiyana Mohalla except properties covered earlier in category A& B	**C**
8.	Khaliyar Mohal except properties covered earlier in category A & B	**C**
9.	Samkhetar Mohal except properties covered earlier in category A & B	**C**
10.	Purani Mandi Mohal except properties covered earlier in category A & B	**C**

11.	Thanehra Mohalla/Tarna Mohal except properties covered earlier in category A & B.	**C**
12.	Mangwain Mohal except properties covered earlier in category A & B	**C**
13.	Paddal Mohal except properties covered earlier in category A & B	**C**
14.	Indira Awas colony	**D**
15.	Daula Colony /families	**D**
16.	UP Colony Skodikhad	**D**

List of colonies /localities/area indicating zones for determination of rateable value for newly merged Municipal Corporation area		
Sl.No.	**Colony /Area /Ward /Road**	**Category**
WARD NO. 01 KHALIYAR		
1.	N.H. main road from P.W.D. store upto Bijni Nala *i.e.* all Properties abutting N.H. & below N.H.	**B**
2.	N.H main road from P.W.D store upto Bijninala *i.e.* Properties, other than that covered in Sl.No.1.	**C**
3.	N.H. main road from Bijninalaup to Lawandhinala *i.e.* all Properties abutting N.H. & below N.H.	**A**
4.	N.H. main road from Bijninala upto Lawandhinala i.e. Properties, other than that covered in Sl. No 3.	**B**
5.	Kataula road from N.H. upto pump House /Chippnukanchi	**B**
6	Kataula road from N.H upto pump House/Chippnukanchi i.e Properties, other than that covered in Sl. No. 5.	**C**
7.	Abutting Chippnu road from pump house at Kataula road upto last boundary of ward no. 01	**C**
8.	Chippnu road from pump house at Kataula road uptolast boundary of ward no. 01 *i.e*. Properties, other than that covered in Sl. No. 7	**D**
9.	Abutting kataula road from pump house upto last boundary of Municipal Corporation, Mandi H.P.	**C**
10.	Kataula road from pump house upto last boundary of Municipal Corporation, Mandi H.P. *i.e.* Properties, other than that covered in Sl. No.9.	**D**
11.	Properties other than that covered in Sl. No. 1 to 10	**D**

List of colonies /localities /area indicating zones for determination of rateable value for newly merged Municipal Corporation area		
Sl.No.	**Colony /Area /Ward /Road**	**Category**
WARD NO. 3 PADDAL		
1.	All newly merged area in ward no. 03 *i.e.* Properties, other than that covered in Sl. No. 2.	**C**

2.	All Properties beyond Hanuman temple	**D**
3.	Properties other than that covered in Sl. No. 1 to 2	**D**

List of colonies/localities/area indicating zones for determination of rateable value for newly merged Municipal Corporation area		
Sl. No.	**Colony/Area /Ward /Road**	**Category**
	WARD NO. 4 Nela	
1.	Gagal road from Pullgharat to Four lane tunnel No. 6	**B**
2.	All Properties Abutting Four lane	**A**
3.	Segalu Nala to last boundary of Nela ward	**C**
4.	Abutting Duddar road	**C**
5.	Duddar road *i.e.* Properties, other than that covered in Sl. No. 4	**D**
6.	D.P.F. kangni To Helipad	**D**
7.	Revenue village Kalyar	**D**
8.	Revenue village Chadyana	**C**
9.	Abutting Langani road including New Colony	**B**
10.	Industrial area including Phase –I , Phase –II , Phase –III	**A**
11.	Nelaroad from R.T.O. office to Sh. Ghugta Balakamehswar temple *i.e.* Properties other than that covered in Sl. No. 1 to 10 & 12 to 13	**B**
12.	Shillakipper *i.e.* Properties ,other than that covered in Sl. No. 2	**C**
13.	Chanehra *i.e.* Properties ,other than that covered in Sl. No.10	**C**
14.	Properties other than that covered in Sl. No. 1 to 13	**D**

List of colonies /localities /area indicating zones for determination of rateable value for newly merged Municipal Corporation area		
Sl. No.	**Colony /Area /Ward /Road**	**Category**
	WARD NO. 6 Sanyarad	
1.	Main N.H. from Pullgharat upto Bradhiveer temple	**B**
2.	Main N.H. from Bradhiveer temple upto last boundary of Sanyarad ward	**A**
3.	Properties, other than that covered in Sl. No.1 & Sl. No. 2	**C**

List of colonies/localities/area indicating zones for determination of rateable value for newly merged Municipal Corporation area		
Sl. No.	**Colony /Area /Ward /Road**	**Category**
	WARD NO. 7 Talyahar	
1.	Main road Talyahar, Kotli road, paidi road, Rewalsar road all properties abutting road.	**B**

2.	Main road Talyahar, Kotli, padi, Rewalsar *i.e.* Properties, other than that covered in Sl. No. 1, 3 & 4	**C**
3.	House below Kotli Road and upto Rewalsar road Properties, other than that covered in Sl. No. 1, 2 & 4.	**D**
4.	All Properties above primary School Talyahar	**D**
5.	Properties, other than that covered in Sl. No. 1 to 4	**D**

List of colonies/localities/area indicating zones for determination of rateable value for newly merged Municipal Corporation area		
Sl. No.	**Colony /Area /Ward /Road**	**Category**
WARD NO. 9 Palace -II		
1.	Abutting road Raghunath ka padhar to last boundary of ward no. 09	**C**
2.	Raghunath ka padhar to last boundary of ward no. 09 *i.e.* Properties, other than that covered in Sl. No. 1.	**D**
3.	Properties, other than that covered in Sl. No. 1 & 2	**D**

List of colonies /localities/area indicating zones for determination of rateable value for newly merged Municipal Corporation area		
Sl. No.	**Colony /Area /Ward /Road**	**Category**
WARD NO. 14 Behna		
1.	Abutting N.H. main road from starting boundary of ward no. 14 upto last boundary of ward no. 14 & Below N.H. road upto Suketi khad.	**A**
2.	Properties, other than that covered in Sl. No.1	**B**
3.	Properties between Suketi khad to four lane & all properties abutting four lane.	**A**
4.	All properties Abutting Gagal road & Gagal road upto Ropa Pulli	**A**
5.	Thodu link from starting point of road upto Sh. Rup lal house	**C**
6.	Properties below thodu link *i.e.* properties between four lane & thodu link	**B**
7.	Properties ahead of Sh. Ruplal house	**D**
8.	Kheli nala	**D**
9.	Properties approaches from Baradhar link upto N.R I.T.I.	**C**
10.	Properties ahead N.R I.T.I.	**D**
11.	Properties, other than that covered in Sl. No. 1 to Sl. No. 10	**C**

List of colonies /localities /area indicating zones for determination of rateable value for newly merged Municipal Corporation area		
Sl.No.	**Colony /Area /Ward /Road**	**Category**
	WARD NO. 15 Doundhi	
1.	All Properties abutting N.H. Four lane	**A**
2.	Housing Colony Doundhi	**B**
3.	Revenue village Challah, Noun, Pathar, Shivpuri *i.e.* Properties, other than that covered in Sl. No. 1 & 2.	**C**
4.	On Badsu link properties upto temple Sh. Dev Balakameswar temple	**B**
5.	On Badsu link properties beyond temple Sh. Dev Balakameswar temple	**C**
6.	Doundhi nala beyond house of Sh. Sukhdev S/o Sh. Mauji Ram	**C**
7.	Properties , other than that covered in Sl. No. 1 to 6	**C**

3. Amendment of Section 23:—For Section 23 of the Bye-Laws, 2022 the following section shall be substituted, namely:—

"23. Structural factor, characteristics and its value:—For the purpose of clause (c) of Section 88 of the Act, Buildings shall be classified as Pucca, Semi-Pucca and Kutcha in the following manner:—

Structure type	Pucca	Semi -Pucca	Kutha
Factor (SF) Value ` per square meter	3.00	2.00	1.00

Pucca: A Pucca house is a permanent, sturdy & well constructed dwelling made from durable material like concrete, bricks, stone, cement, steel.

Semi Pucca:A house that has fixed wall made up of pucca material but roof is made up of the material other than those used for pucca house

Kutcha : A house made from material like mud ,bamboo, grass, timber."

4. Amendment of Section 24:—For Section 24 of the Bye-Laws, 2022 the following section shall be substituted, namely:—

"24. Age Factor and Age-wise grouping and value of the building:—For the purpose of clause (c) of section 88 of the Act, all the building shall be grouped age –wise having factor value as mentioned against each age group as under:—

Group	Building	Factor Value (Value Rs. per square meter)
a	Before 1947	1.50

b	1947 to 1980	3.00
c	1981 to 2000	4.00
d	2001 to 2021	5.00
e	2021 & beyond	6.00

5. Amendment of Section 25:—For Section 25 of the Bye-Laws, 2022 the following section shall be substituted, namely:—

"25. Occupancy factor, characteristics and its value:—For the purpose of clause © of section 88 of the Act, all the occupancy factor and its value shall be as under:—

(i) Value ` per sq.mtr. for residential occupancy:—

(a) Value for self residential	(b) Value for let out residential
2.5	5

(ii) Value ` per Sq. mtr. for non –residential occupancy:—

A	B	C	D	E
In case of Self Occupation: Hotel, Show Rooms, mall, Automobile Agencies above built up area of 3000 sq.mtr.	**In case of Self occupation:** Hotel having built up area between 2000 to 3000 Sq. mtr. and show room, malls, Automobile agenceies above 2000 to 3000 Sq.mtr.	**In case of Self Occupation:** Shops, Hotels, Bars, Restaurant, Banks, ATMs, Show Rooms , Call centre, Marriage hall , Automobile agencies, ,malls ,swimming pools, Mobile Towers, Paying Guest house (PGs), Coaching centre , all Govt. Properties, School, Colleges Educational institutions, Offices, Hostels, Hospitals , Theatre, Clubs, libraries, Gyms, Multiplexes, Petrol Pumps, Museum, Exhibition hall, Army canteens, paid vehicle parkings, Godowns	**In case of Rented occupation:** Shops, Hotels, Bars, Restaurant, Banks, ATMs, Show Rooms, Call centre, Marriage hall, Automobile agencies, malls, swimming pools, Mobile Towers, Paying Guest house (PGs), Coaching centre, all Govt. Properties, School, Colleges, Educational institutions,Offices, Hostels, Hospitals, Theatre, Clubs, libraries, Swimming pools , Gyms, Multipexes, Petrol Pumps, Museum, Exhibition hall, Army canteen, paid vehicle parking, Godowns	All types of, Garage, commercial / open plot and Other types of Properties not covered Under (A to D) for self/ Rented purposes
12	**10**	**8**	**16**	**5**

Provided that all the properties of Municipal Corporation, Mandi, Lands and Building or portion thereof, which is exclusively used for the purpose of public worship and the area of vacant lands and Buildings or portion thereof ,exclusively used for the purpose of public burial or as a cremation ground, or any other place used for the disposal of dead animals, natural water source , rain shelters and cowsheds, agricultural land, kitchen garden ,courtyard shall remain wholly exempted for the purpose of the rate of property tax."

6. Amendment of Section 26:—For Section 26 of the Bye-Laws, 2022 the following section shall be substituted , namely:—

"26. Use factor, characterstic and its value ` per sq. mtr. for:—For the purpose of Clause (c) of section 88 of the Act, the value of use factor and characterstic of the unit (s) of Lands & Buildings shall be as under:—

(i)	**Residential**	=	2.50/-
(ii)	**Non- Residential**	=	3/-

7. Amendment of Section 27:—For Section 27 of the Bye-Laws, 2022 the following section shall be substituted, namely:—

"27. Method for calculation of rateable value and Rate of property tax on the rateable value of the unit of lands and Buildings:—Area (in Sq. mtrs) of a unit multiplied by value of relevant factors of unit area method as mentioned above *vide* Clause 22 to 26 of these bye laws.

The figure that will so come out, thereof shall be the net rateable value of unit and property tax shall be charged on that net rateable value at the rate of **3%** in zone **A,B,C & D** for lands and in the case of building as under :—

ZONE-A	**ZONE -B**
For self/Rented occupied residential properties measuring 1 sq. mtr. & above **@ 6%**	For self/Rented occupied residential properties measuring 1 sq.mtr. & above **@ 5%**
For non-residential properties **@ 7%** P.A. on the rateable value .	For non-residential properties **@ 6%** P.A. on the rateable value.
ZONE-C	**ZONE -D**
For self / Rented occupied residential properties measuring 1 sq.mtr. & above **@ 4%**	For self /Rented occupied residential properties measuring 1 sq.mtr. & above **@ 3%**
For non-residential properties **@ 5%** P.A. on the rateable value .	For non-residential properties **@ 4%** P.A. on the rateable value .

8. Amendment of Section 28 :—For Section 28 of the Bye-Laws, 2022 the following section shall be substituted, namely:—

"28. Penalty:—If a person liable for payment of Property Tax does not pay the same within a period of one month from the service of tax bill, a person shall be liable for payment of interest @ 1 % per month as per Section 121 of the Act beside initiation of recovery proceeding as per the provisions of the Section 124 of the Act."

9. Insertion of Section 29 :—After Section 28 of the Bye-Laws, 2022 the following new section shall be inserted, namely:—

"29. Repeal and Savings :—The scheme, regulation or Bye-laws, if any, hereto for relating to the mode of levy, calculation and assessment of property tax is hereby repealed. Anything done or any action taken under the said scheme, regulation or bye-laws if any shall be deemed to have been done or taken under the provisions of these bye-laws."

10. Insertion of Section 30 :—

"30. Rebate on House Tax Bill :—Annual deduction of ten percent on the rateable value of building shall be allowed on account of repair and maintenance expenses necessary for

the maintenance of the building and a rebate of ten percent shall also be allowed on the amount of tax , in case the amount of tax specified in the bill is paid within fifteen days from the date of receipt of such bill ,however, this rebate shall not be applicable in the case of defaulters who are in arrear of tax and shall be liable for penalty of five percent of the tax due."

11. Insertion of Section 31:—

"31. (i) The taxes on lands and buildings shall be primarily leviable upon the owner and in the absence of owner, it shall be leviable and recovered from the occupier including tenants.

(ii) The Assessment ,levy and payment of tax on land and building shall not in any manner confer any right, title or interest in the property upon either on the owner or the occupier and shall not be a proof of the fact that the building or premises is authorized one and further that any building or part thereof which is erected in contravention of the provisions of this Act, regulations or bye-laws made there under, shall not be considered for regularization by virtue of being assessed to tax on lands and buildings under the provisions of this act ."

12. Amendment of Terms & Condition:—In Form – B of the Bye-Laws, 2022 for term & condition no. 4 to 11, the following Terms & Conditions shall be substituted , namely:—

4. The date of bill receipt will be considered actual date on which owner receive the bill or 5 days from the date of posting or date of affixing the bill on Property.

5. If the amount of Tax /Bill is not paid within financial year in which the bill is issued an interest @ 1 % per month shall be payable after one month of the close of financial year to which the bill relates.

6. Any correction will be entertained within 7 days from the receipt of bill along with original bill, failing which no claim of any sort will be entertained.

7. The notice of demand / recovery of property tax will not confer any right on the person paying the tax or anyone else to claim validation of unauthorized construction at later date and the same is without any prejudice to the rights of the Municipal Corporation to take any legal action including that of demolition in respect of such unauthorized construction / structure.

8. In case of any payment has not been adjusted do come with original receipts given by the Municipal Corporation Mandi.

9. Always mention No./Date/Name of house and demand No. in all correspondence

10. Original bill/photocopy of bill has to be presented while tendering payment

11. Rebate @ 10% is given on the taxes claimed for the current year or a bill raised for the first time only if amount specified in the bill is paid within 15 days from the receipt of bill.

13. Ommission of Terms & Condition:—In Form – B of the Bye-Laws, 2022 the term & condition no. 12 shall be omitted, namely:—

12. All building, to the extent they are contiguous or are within the same connectedness or are on the same foundation and are owned by the same owner or co-owner as an individual property shall be treated as one unit for the purpose of assessment. However, if such building is sub-divided into separate share which are not entirely independent and capable of separate enjoyment. The Commissioner may on application from the owners or the co-owners apportion on the payment of a fee of Rs. 100/- the valuation and assessment of such building among the co-owner according to the value of their respective shares treating the entire building as single unit .

14. Amendment of Form-E:—In Form – E of the Bye-Laws, 2022 the following Form shall be substituted, namely:—

FORM –E

(Tax liability form under section 99/101 of the Himachal Pradesh Municipal Corporation Act, 1994) (*See* Bye-law 19)

To

The Commissioner,

Municipal Corporation, Mandi.

Subject:— Filling of return for assessment of properties for Municipal Taxes.

Sir/Madam,

I am submitting the details of property known as…..... I.D. No…… Ward No……..Zone..... as under:—

Zone A :												
Sl. No.	**Unit**	**Area**	**Factors**					**Total Rateable Value**	**Rate of Tax %**	**Maintenance & Repair Rebate @10 % under section 88 of MC act.**	**Net Ratea-ble Value**	**Rem-arks**
			F1	F2	F3	F4	F5	F1 To F5 (multiply)				
1.	(a)Reside-ntial					2.5	2.5					
	(b)letout Residential					4	2.5					
2.	(a)Non – Residential											
	(a)hotel show rooms, malls, automobile agencies, above built up area of 3000sq. mtr. in case of self occupation						12					

	(b) hotel having built up area between 2000 to 3000 sq.mtr.and showroom, malls,automobile agencies, 2000sq.mtr to 3000sq. mtr.						10					
	© in case of se occupation : shops, hotels,bar Restaurant, banks, ATMs, showrooms, ca centre, marriag hall, automobi agencies, mall swimming pool Mobile tower paying guest house, coachin centre,all gov properties, schoo colleges, educational institutions, offices, hostel hospitals, theatr clubs, librarie swimming poo gyms, multiplexes,petro pumps,Museum, exhibition hal army canteen, paid vehic parking, godown						8					
	© in case of Rented occupation :shops, hotels, bars, Restaurant,bank s , ATMs, show rooms, call centre, marriage hall, automobile agencies, malls, swimming pools, Mobile towers, paying guest house, coaching centre, all govt properties, school, colleges educational institutions, offices, hostels hospitals, theatre, clubs						16					

	libraries, swimming pool gyms, multiplexes,petro pumps, Museum, exhibition hall army canteen paid vehicle pariking, godown											
	All types of, garage, commercal open land open plot, and other type of properties not covered under (A to D) for self & rented purposes.						5					
3.	Plot of land											

I hereby declare that the information furnished above is correct to the best of my knowledge or belief and that nothing has been concealed therefrom.

Date……

Yours faithfully,

(Signature)

*Owner/Agent/Occupier.

Name in block letters…..……..

Address……

Mob. No…….…….

Verification of the Tax Inspector

Verification of the Asstt. Secy. Tax

Sd/-

Commissioner,

Municipal Corporation, Mandi.

CORRECTION OF NAME

I, Ankita Thakur d/o Sh. Sarwan Kumar, r/o Village Harlot, P.O. Basantpur, Tehsil Sarkaghat, District Mandi (H.P.) declare that in my 10th class certificate issued by CBSE my father's name is wrongly entered as Sarwan Thakur. Whereas his correct name is Sarwan Kumar. All concerned please note.

ANKITA THAKUR
d/o Sh. Sarwan Kumar,
r/o Village Harlot, P.O. Basantpur,
Tehsil Sarkaghat, District Mandi (H.P.).

CORRECTION OF NAME

I, Shanta Devi w/o Beli Ram, Post Office Thachi riBalichowki, Davanu, P.O. Thachi, Distt. Mandi (H.P.) declare that in my minor daughter's Aadhar Card No. 8293 8229 9985 her name as Elama Rana is wrongly entered. Correct name is Elam Devi.

SHANTA DEVI
w/o Beli Ram,
Post Office Thachi riBalichowki, Davanu,
P.O. Thachi, Distt. Mandi (H.P.).

CHANGE OF NAME

I, Brij Mohan Dimari s/o Sh. Bam Dev Dimari, r/o Sanatan Dharm Mandir, Jutogh Cantt., Shimla (H.P.) declare that my name has been recorded as Brij Mohan Dimari in my official records and documents. I have changed my name from Brij Mohan Dimari to Brijmohan Dimri for all purposes.

BRIJ MOHAN DIMARI
s/o Sh. Bam Dev Dimari,
r/o Sanatan Dharm Mandir,
Jutogh Cantt., Shimla (H.P.).

CHANGE OF NAME

I, Sandhya Devi w/o Sh. Amar Nath, r/o Vill. Buthwin Tangeryan, P.O. Dhanwin, Teh. Bhoranj, Distt. Hamirpur (H.P.) declare that I have changed my name from Sandya Devi to Sandhya Devi for all purposes in future. All concerned please note.

SANDHYA DEVI
w/o Sh. Amar Nath,
r/o Vill. Buthwin Tangeryan, P.O. Dhanwin,
Teh. Bhoranj, Distt. Hamirpur (H.P.).

CHANGE OF NAME

I, Deep Chand s/o Sh. Paniya Ram, r/o Village Bad Dhar, Jhakandon (182), Sirmaur (H.P.)-173 027 declare that I have changed my daughter's name from Gujan to Gunjan. All concerned please may note.

DEEP CHAND
s/o Sh. Paniya Ram,
r/o Village Bad Dhar,
Jhakandon (182), Sirmaur (H.P.).

CHANGE OF NAME

I, Suresh Kumar s/o Roshan Lal, r/o Village & P.O. Deoli, Tehsil Sadar, Distt. Bilaspur (H.P.) declare that I have changed my minor son's name from Baby two of Sandeepika (Aadhar Card No. 2576 0282 7757) to Pranshul Pundeer. All concerned note.

SURESH KUMAR
s/o Roshan Lal,
r/o Village & P.O. Deoli,
Tehsil Sadar, Distt. Bilaspur (H.P.).

CHANGE OF NAME

I, Ramnath s/o Shri Jalmu, Vill. Diswani, P.O. Kaloti, Teh. Chirgaon, Distt. Shimla (H.P.) declare that my name is wrongly mentioned as Rami in my Aadhar Card No. 8731 5348 6221. Therefore it should be changed to Ramnath. Note the relevant information.

RAMNATH
s/o Shri Jalmu,
Vill. Diswani, P.O. Kaloti,
Teh. Chirgaon, Distt. Shimla (H.P.).

CORRECTION OF NAME

I, Vijay Kumari Chauhan w/o Jagrup Singh, V.P.O. Hatwas, Teh. Nagrota Bagwan, Distt. Kangra (H.P.) declare that in my document record my name is wrongly entered as Vijay Kumari. Whereas my correct name is Vijay Kumari Chauhan. Concerned please note it.

VIJAY KUMARI CHAUHAN
w/o Jagrup Singh,
V.P.O. Hatwas,
Teh. Nagrota Bagwan, Distt. Kangra (H.P.)

CHANGE OF NAME

I, Gaitri Devi w/o Sh. Mast Ram, r/o Village Lohal, P.O. Chabutra, Tehsil Sujanpur, Distt. Hamirpur (H.P.) declare that I have changed my name from Gaytri Devi to Gaitri Devi for all purposes in future. All concerned please note.

GAITRI DEVI
w/o Sh. Mast Ram,
r/o Village Lohal, P.O. Chabutra,
Tehsil Sujanpur, Distt. Hamirpur (H.P.).

CHANGE OF NAME

I, Bhupinder Kumar handicap son of No. 13743845Y Hav. Lali Kumar, r/o Vill. Dimana, P.O. Karer, Tehsil Barsar, Distt. Hamirpur (H.P.) declare that I have changed my name from Mohinder Kumar to Bhupinder Kumar for all purposes in future. All concerned please note.

BHUPINDER KUMAR
handicap son of No. 13743845Y Hav. Lali Kumar,
r/o Vill. Dimana, P.O. Karer,
Tehsil Barsar, Distt. Hamirpur (H.P.).

CHANGE OF NAME

I, Dimple Sharma d/o Sh. Chander Mohan, r/o V.P.O. Shakrah Jakhri Nichli (74), Shimla (H.P.) declare that I have changed my name from Dimpal Sharma (Previous Name) to Dimple Sharma (New Name). All concerned please may note.

DIMPLE SHARMA
d/o Sh. Chander Mohan,
r/o V.P.O. Shakrah Jakhri Nichli (74), Shimla (H.P.).

CHANGE OF NAME

I, Sahil Thakur s/o Sh. Sarwan Kumar, r/o Village Harlot, P.O. Basantpur, Tehsil Sarkaghat, District Mandi (H.P.) declare that in my 10_{th} class certificate issued by CBSE, my father's name is wrongly entered as Sarwan Thakur. Whereas his correct name is Sarwan Kumar. All concerned please note.

SAHIL THAKUR
s/o Sh. Sarwan Kumar,
r/o Village Harlot, P.O. Basantpur,
Tehsil Sarkaghat, District Mandi (H.P.).

CHANGE OF NAME

I, Sunny s/o Sh. Prem Lal, r/o Village Mandroli, P.O. Darkoti, Tehsil Kotkhai, District Shimla (H.P.) declare that name of my son Vedansh is wrongly mentioned as Baby two of Reena in his aadhar card No. 3018 7378 9208. Therefore it should be changed to Vedansh in Aadhar Card. Note the relevant information.

SUNNY
s/o Sh. Prem Lal,
r/o Village Mandroli, P.O. Darkoti,
Tehsil Kotkhai, District Shimla (H.P.).

CHANGE OF NAME

I, Kanu s/o Late Sh. Tunglu, V.P.O. Jhagtan, Tehsil Jubbal, District Shimla (H.P.) declare that my name is wrongly mentioned as Kana Singh in my Aadhar Card No. 2921 0201 5312. Therefore it should be changed to Kanu in Aadhar Card. Note the relevant information.

KANU
s/o Late Sh. Tunglu,
r/o V.P.O. Jhagtan,
Tehsil Jubbal, District Shimla (H.P.).

CHANGE OF NAME

I, Sneh d/o Sh. Sanjeev Kumar, r/o Vill. Banjer Kalehali, P.O. Bajaura, Tehsil Bhuntar, District Kullu (H.P.) declare that I have changed my name from Sneha to Sneh for all purposes in future. All concerned please note.

SNEH
d/o Sh. Sanjeev Kumar,
r/o Vill. Banjer Kalehali, P.O. Bajaura,
Tehsil Bhuntar, District Kullu (H.P.).

CHANGE OF NAME

I, Roop Singh s/o Sh. Mansa Ram, r/o Vill. Ghaton, P.O. Barag, Tehsil Sangrah, District Sirmaur (H.P.) declare that my correct and actual name, as per my documents is Roop Singh. However, my name is incorrectly shown as Roopu in my Aadhar Card No. 2926 0002 2465, this is wrong and should be corrected as Roop Singh in my Aadhar Card. All concerned please note.

ROOP SINGH
s/o Sh. Mansa Ram,
r/o Vill. Ghaton, P.O. Barag,
Tehsil Sangrah, District Sirmaur (H.P.).

CHANGE OF NAME

I, Giaru Ram s/o Sh. Jeet Singh, r/o V.P.O. Jhakando, Tehsil Ronhat, District Sirmaur H.P.-173027 declare that my correct and actual name, as per my documents is Giaru Ram. However, my name is incorrectly shown as Gyar Singh in my Aadhar Card No. 2794 8249 4346, this is wrong and should be corrected as Giaru Ram in my Aadhar Card. All concerned please note.

GIARU RAM
s/o Sh. Jeet Singh,
r/o V.P.O. Jhakando, Tehsil Ronhat,
District Sirmaur H.P.-173027.

CHANGE OF NAME

I, Monu (UIN 8047 2822 8858) s/o Sh. Chet Ram, r/o Vill. & P.O. Jamta, Tehsil Nahan, District Sirmaur (H.P.) declare that I have changed my name from Monu to Nonu. All concerned please note.

MONU
s/o Sh. Chet Ram,
r/o Vill. & P.O. Jamta,
Tehsil Nahan, District Sirmaur (H.P.).

CHANGE OF NAME

I, Sunita Kumari w/o No. 14423742W Hav (MACP Nb Sub) Pawan Kumar, r/o Vill. Tharamanj, P.O. Mundkhar, Tehsil Bassi (Bhoranj), District Hamirpur (H.P.) have changed my name from Sunita Devi to Sunita Kumari, *vide* affidavit dated 27-02-2026 before Notary Public Hamirpur (H.P.).

SUNITA KUMARI
w/o Pawan Kumar,
r/o Vill. Tharamanj, P.O. Mundkhar,
Tehsil Bassi (Bhoranj), District Hamirpur (H.P.).

CHANGE OF NAME

I, Deepak Jaswal s/o Sh. Om Prakash Jaswal, r/o Vill. Ghamarwin, P.O. Mehre, Tehsil Barsar, District Hamirpur (H.P.) declare that I have changed my minor daughter's name from Osheen to Osheen Jaswal for all purposes in future. All concerned please note.

DEEPAK JASWAL
s/o Sh. Om Prakash Jaswal,
r/o Vill. Ghamarwin, P.O. Mehre,
Tehsil Barsar, District Hamirpur (H.P.).

CHANGE OF NAME

I, Priyanka (40) w/o Sh. Samar Bhardwaj, Resident of Ward No. 2, Tehsil Banjar, District Kullu (H.P.)-175123 (Aadhar No. 6347 7950 8860) declare that her actual and correct name is Priyanka instead of Priyank. All concerned please note.

PRIYANKA
w/o Sh. Samar Bhardwaj,
Resident of Ward No. 2, Tehsil Banjar,
District Kullu (H.P.)-175123.

CHANGE OF NAME

I, Jamuna Devi Rana w/o Sh. Bidhi Chand Rana, r/o Vill. Bharnang, P.O., Tehsil & District Hamirpur (H.P.) declare that I have changed my name from Jamna Devi to Jamuna Devi Rana for all purposes in futuer. All concerned please note.

JAMUNA DEVI RANA
w/o Sh. Bidhi Chand Rana,
r/o Vill. Bharnang,
P.O., Tehsil & District Hamirpur (H.P.).

नियन्त्रक, मुद्रण तथा लेखन सामग्री, हिमाचल प्रदेश, शिमला–5 द्वारा मुद्रित तथा प्रकाशित
इलेक्ट्रॉनिक हस्ताक्षरित राजपत्र, वैबसाइट http://rajpatra.hp.gov.in पर उपलब्ध है एवम् ऑनलाइन सत्यापित किया जा सकता है।